



02- R -0524

A RESOLUTION

BY THE COMMUNITY DEVELOPMENT/HUMAN RESOURCES COMMITTEE

A RESOLUTION ENDORSING THE APPLICATION BY NATIONAL CHURCH RESIDENCES AND JEFFREY E. SMITH COMPANIES TO THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS FOR LOW-INCOME HOUSING TAX CREDITS TO REHABILITATE LAKEWOOD CHRISTIAN MANOR, A 250-UNIT SENIOR APARTMENT COMMUNITY LOCATED AT 2141 SPRINGDALE ROAD, S.W.; AND FOR OTHER PURPOSES.

WHEREAS, National Church Residences and Jeffrey E. Smith Companies are applying to the Georgia Department of Community Affairs (DCA) for low-income housing tax credits to rehabilitate Lakewood Christian Manor, a 250-unit elderly apartment community located on Springdale Road, S.W.; and

WHEREAS, a summary of said application is attached hereto as Exhibit A; and

WHEREAS, the site of Lakewood Christian Manor is located within census tract 75 which is designated as a community development impact area and is also designated as a GA Dept. of Community Affairs qualified census tract; and

WHEREAS, DCA has established certain regulations whereby low-income housing tax credit applications, to be competitive, must be formally endorsed by the governing authority of the pertinent municipality or county; and

WHEREAS, the City of Atlanta wishes to endorse the aforementioned application by Nation Church Residences and Jeffrey E. Smith Companies.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA, AS FOLLOWS:



Section 1: The City of Atlanta hereby endorses the application by National Church Residences and Jeffrey E. Smith Companies to the Georgia Department of Community Affairs for low-income housing tax credits to rehabilitate Lakewood Christian Manor.

A true copy,
Rhonda Daughin Johnson
Municipal Clerk, CMC

ADOPTED by the Council
APPROVED by the Mayor

APR 01, 2002
APR 05, 2002



Lakewood Christian Manor Senior Apartments

Lakewood Christian Manor is located on 2141 Springdale Road, S.W. in the City limits of Atlanta. The development consists of a twenty-five year old, nine story high rise building which contains 250 (218 one bedroom units and 32 efficiencies) independent senior housing apartment units. The development is financed by a HUD Section 236 loan.

Georgia Christian Homes Foundation, Inc. (GCHF) the original developer, was looking for another non-profit group to transfer ownership of the property. National Church Residences (NCR) was contacted by GCHF and has since completed a transfer of Physical Assets through the Atlanta HUD Office.. It is our intent to finance this development using the existing HUD Financing, Housing Tax Credits through the Georgia Department of Community Affairs, HOME funds and/or Developer Equity.

It is NCR's intent to maintain the facility as affordable senior housing with as little inconvenience to the current tenants as possible. In addition to preserving the affordable senior housing, NCR is looking to make approximately \$4,500,000 in improvements *pending all financial commitments being approved*. These improvements may include but are not limited to:

- HVAC replacement/upgrade
- Commercial Water Heater (recently completed)
- Parking lot repairs
- Exterior Waterproofing and sealing
- Side walk repair/replacement
- ADA Compliance in Common Areas
- Add control access gate
- Exterior Lighting
- Decorative Security Fence
- Intercom system
- Upgrade Emergency call system
- Unit window replacement
- Partial Kitchen upgrades
- Partial Carpet/Resilient floor replacement
- Partial Bath upgrades
- Common Area Carpet Resilient flooring
- Common Area Furniture
- Common Area Paint
- Elevator Renovation
- Exterior Landscaping

		04/01/02 Council Meeting
ITEMS ADOPTED ON CONSENT AGENDA	ITEMS ADOPTED ON CONSENT AGENDA	ITEMS ADVERSED ON CONSENT AGENDA
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2. 02-O-0564	35. 02-R-0511	64. 02-R-0515
3. 02-O-0566	36. 02-R-0587	65. 02-R-0516
4. 02-O-0568	37. 02-R-0492	66. 02-R-0517
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6. 02-O-0389	39. 02-R-0557	68. 02-R-0537
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8. 02-O-0390	41. 02-R-0522	70. 02-R-0539
9. 02-O-0458	42. 02-R-0523	71. 02-R-0540
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12. 02-O-0399	45. 02-R-0526	74. 02-R-0543
13. 02-O-0400	46. 02-R-0527	75. 02-R-0544
14. 02-O-0401	47. 02-R-0528	76. 02-R-0545
15. 02-O-0402	48. 02-R-0529	77. 02-R-0546
16. 02-O-0403	49. 02-R-0530	78. 02-R-0547
17. 02-O-0404	50. 02-R-0567	79. 02-R-0548
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19. 02-O-0408	52. 02-R-0518	81. 02-R-0550
20. 02-R-0464	53. 02-R-0556	82. 02-R-0551
21. 02-R-0494	54. 02-R-0558	83. 02-R-0552
22. 02-R-0495	55. 02-R-0585	84. 02-R-0553
23. 02-R-0496	56. 02-R-0586	85. 02-R-0554
24. 02-R-0500	57. 02-R-0349	86. 02-R-0555
25. 02-R-0560	58. 02-R-0506	
26. 02-R-0569	59. 02-R-0532	
27. 02-R-0570	60. 02-R-0533	
28. 02-R-0571	61. 02-R-0534	
29. 02-R-0572	62. 02-R-0535	
30. 02-R-0573		
31. 02-R-0574		
32. 02-R-0595		
33. 02-R-0596		

02-R-0524

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ADOPTED BY

APR 01 2002

COUNCIL

- CONSENT REFER
REGULAR REPORT REFER
ADVERTISE & REFER
1st ADOPT 2nd READ & REFER
PERSONAL PAPER REFER

Date Referred

Referred To:

Date Referred

Referred To:

Date Referred

Referred To:

First Reading

Committee
Date
Chair
Referred to

Committee: CP/HR
Date: 3/26/02
Chair: [Signature]
Action: (Fav, Adv, Hold (see rev. side)
Other:
Members: [Signatures]
Refer To: [Signature]

Committee
Date
Chair
Action:
Other:
Members
Refer To

FINAL COUNCIL ACTION

- 2nd
1st & 2nd Readings
Consent
V Vote
RC Vote

CERTIFIED

APR 1 2002

[Signature]

CERTIFIED

APR 01 2002

[Signature] MUNICIPAL CLERK

MAYOR'S ACTION

[Signature] APPROVED

APR 05 2002

MAYOR